



ఆంధ్ర ప్రదేశ్ రాజ పత్రము

# THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 41 ]

HYDERABAD, THURSDAY, JANUARY 22, 2009.

## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I)

DRAFT VARIATION TO THE MASTER PLAN OF HMDA FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE TO COMMERCIAL USE IN JUBILEE HILLS CO-OPERATIVE HOUSING SOCIETY AT ROAD No. 82 JUBILEE HILLS, HYDERABAD.

*[Memo. No. 21688/I./2007, Municipal Administration and Urban Development, 19<sup>th</sup> January, 2009.]*

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-V of erstwhile MCH area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad 5000-22.

### DRAFT VARIATION

The site in Plot Nos. 573-B-III and 573-C-III abutting Road No. 82 of Jubilee Hills in Sy.No.403/1 (Old) and 120 (New) of Shaikpet Village & Mandal, Hyderabad District to an extent of 3659.00 Sq.Mts which are given in the schedule below, which is earmarked as Residential use zone in the notified zonal development plan for zone-V of erstwhile MCH area is now designated as commercial use zone under category-C in terms of G.O.Ms.No.766, MA & UD (I) Dept., dated : 18-10-2007., **subject to the following conditions:**

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.

2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms.No.766, MA&UD(I) Deptt., dated : 18-10-2007 to GHMC at the time of obtaining building permission.

#### **SCHEDULE OF BOUNDARIES**

<b>NORTH</b>	:	120'-0" wide Road No. 82 of Jubilee Hills.
<b>SOUTH</b>	:	30'-0" wide Road.
<b>EAST</b>	:	Plot No. 573-D-III of Jubilee Hills Co-op Housing Society.
<b>WEST</b>	:	Plot No. 573-A-III of Jubilee Hills Co-op Housing Society.

**Dr. C.V. S.K. SARMA,**  
*Principal Secretary to Government.*

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